



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
THURSDAY, AUGUST 2, 2007
AT 4:00 P.M.
ROOM 305, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER

Chairperson Hughes called the workshop meeting to order at 4:20 p.m.

Commission members present were: Mr. Michael Beckendorf, Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Ralph Davila, Mr. Robert Horton, Mr. Art Hughes (Chairperson), Mr. Don Maxwell (Parliamentarian) and Mr. Michael Parks.

Commission member absent was: Mr. G.H. Jones.

Staff members present were: Mr. Kevin Russell, Director of Development Services; Ms. Lindsey Guindi, Planning Manager; Ms. Julie Fulgham, Staff Planner; Mr. Randy Haynes, Staff Planner; Mr. Martin Zimmermann, Senior Planner; Ms. Janis Hampton, Assistant City Attorney; Mr. Paul Kaspar, City Engineer; Mr. Richard Reynosa, Graduate Civil Engineer; and Ms. Charmaine McKinzie, Planning Recorder.

2. DISCUSSION OF VARIOUS CODE ENFORCEMENT ISSUES.

There was extensive discussion regarding code enforcement and the consideration of variances to development regulations.

3. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF AUGUST 2, 2007 (No action will be taken.)

Agenda Items were discussed. No action was taken.

4. RECEIVE PUBLIC INPUT AND DISCUSS RESTRICTING LAND USES ON THE 1st FLOOR OF BUILDINGS IN DOWNTOWN BRYAN

Ms. Julie Fulgham, Staff Planner, presented background information. She stated that the issue was brought forward by a citizen and that staff is asking for direction from the Planning and Zoning Commission on the matter.

Chairperson Hughes opened the floor for public comment.

Ms. Kay Conlee, of 1340 Baker, Bryan, Texas advised that restricting land uses to retail will not encourage business to come downtown. She believes that the time is not right to restrict land uses on the 1st floor.

Mr. Paul Mervin, of 4908 Inglewood Court, College Station, Texas advised to be cautious when restricting use. There is a need for restricting some uses, for example, by conditional uses, but that timing is critical. In his opinion, this is not the right time.

Responding to a question from Chairperson Hughes, Ms. Fulgham advised that while the three downtown zoning classifications allow different uses, there are currently no restrictions on 1st floor uses specifically.

Mr. Todd of Hearne, Texas stated his opinion that the timing is wrong for restricting land uses on the 1st floor of building in downtown Bryan.

Ms. Katie Blanchard of Houston, Texas stated that retail uses on the first floor need to be encouraged for downtown to thrive.

Mr. Randall Spradley, of 900 East 30th Street, Bryan, Texas stated he is the one that suggested a discussion on the issue.

Ms. Sharon Anderson of 2304 Cindy Lane, Bryan, Texas stated that she feels that now is not a good time to restrict first floor uses.

Mr. Robert Harrison, of 3009 Humming Bird, Bryan, Texas 77808 stated that he owns the Texas Furniture Store and that he does not believe that restricting land uses on the 1st floor in downtown would be good at this time.

Mr. Keith of Waco, Texas stated that we need to encourage retail in downtown Bryan. He stated that retail relies on offices to bring in business and voiced his opposition to restricting land use.

Chairperson Hughes asked if there was anyone else who would like to speak on this matter.

No one else came forward.

Commissioner Parks asked staff to get more information on multi-level zoning in other states

Chairperson Hughes, Commissioner Maxwell and Commissioner Clark stated they learned a lot from the public input and assured that they want to do what they can to encourage business to come to downtown Bryan.

5. COMMISSION/STAFF CONCERNS

Mr. Kevin Russell, Director of Development Services, introduced Mr. Paul Kaspar who was recently promoted to City Engineer.

6. ADJOURN

Without objection, Chairperson Hughes adjourned the workshop meeting at 5:56 p.m.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the **16th** day of **August, 2007**.

Art Hughes, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission